



## STICKNEY CHASE - CONINGSBY SPECIFICATIONS

\* Denotes upgrades available (subject to build stage)

### GENERAL

Kitchen / Diner	✓
Utility	✓
Lounge	✓
WC Cloakroom	✓
No. of Bedrooms	3
En-suite	1
Family Bathroom	1

### KITCHEN / DINER

Fitted kitchen with comprehensive choice of ranges *	✓
Worktop and upstand *	✓
1.5 bowl stainless steel sink & mixer tap *	✓
Splashback to cooker hood	✓
Bosch Integrated Dishwasher	✓
Bosch Integrated Fridge Freezer	✓
Bosch Single oven, hob and hood *	✓
Spotlights	✓

### UTILITY

Worktop and Upstand *	✓
1.0 bowl stainless steel sink and mixer tap *	✓
Plumbing /electrics for Washing M/chine & Tumble Dryer	✓
Washing M/chine & Tumble Dryer *only	X
Spotlights	✓

### WC

White sanitaryware	✓
Vanity Unit / worktop *	✓
LVT Flooring	✓

### HALLWAY

LVT Flooring *only	X
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### FAMILY BATHROOM

White sanitaryware	✓
Vanity Unit / Worktop *	✓
Over bath shower / screen	✓
Full tiling around bath	✓
Shaver Socket	✓

### EN-SUITE

White sanitaryware	✓
Vanity Unit / Worktop *	✓
Fully tiled Shower cubicle with dual head shower	✓
Shaver Socket	✓

### GARAGE

Single Garage	✓
Garage Up & Over Door *	✓
Composite Pedestrian Door	✓

### ELECTRICS / LIGHTING

Light switches & sockets are white as standard *
Pendant lights to all bedrooms, lounge, Hallway & Landing
Spotlights to WC, Main Bathroom & En-Suite
Mains operated smoke detectors with battery back-up
Extractors to WC, En-suite & Family Bathroom
External Lighting to Front Door and rear of property
Loft Light
Light & 2x Double Sockets in Garage

### BT/TV POINTS

Cat 6 in Lounge (additional rooms *)
TV point in Lounge & all bedrooms (additional points *)
BT point under stairs cupboard
Freeview Aerial *only

### HEATING

Daikin Air Source Heat Pump
Underfloor heating to the Ground Floor
Radiators to the First Floor
Zoned Thermostatic Controls

### INTERNAL DOORS

White 5 panel doors with choice of handle
Locks to WC, Family bathroom & En-suite

### EXTERNAL

UPVc windows / Composite front door
Landscaping to front of property
Turf/Seeding to rear of property *only
Closeboard fencing - dependant on plot position
Side Gate
Block Paved Driveway
Paved pathways - dependant on plot position *
Patio to rear of property *
Outside tap
House number plaque

### FLOORING

LVT to Kitchen, Utility, WC, Family Bathroom & En-suite *
Carpeting * only

### DECORATION

White emulsion to walls & ceilings
White Satinwood to interior woodwork *



\*\* Lindensium Homes reserve the right to make alterations to the specification without notice, and the details contained in this leaflet do not form part of an offer or contract. Purchasers are advised to satisfy themselves by inspection or otherwise as to their accuracy \*\*